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MOUNTVIEW NEIGHBOURHOOD Policies and Plan

URBAN MUNICIPAL

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MAY, PIRIE & ASSOCIATES LIMITED GOVERNMENT DOCUMENTS
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DRAFT

MOUNTVIEW NEIGHBOURHOOD POLICIES AND PLAN

DECEMBER 1991

Prepared for:

CHEDOKE HEALTH CORPORATION

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TABLE OF CONTENTS

Section:	Page No.:
1.0 INTRODUCTION	
1.1 Purpose of the Neighbourhood Plan	1
1.2 Background Information	1
1.3 Neighbourhood Planning Process	1
1.4 Description of the Study Area	2
2.0 THE NEIGHBOURHOOD PLAN	
2.1 Goals	4
2.2 Objectives, Policies and Actions	
2.2.1 Residential	5
2.2.2 Civic and Institutional	8
2.2.3 Park and Recreational	11
2.2.4 Transportation	13
2.2.5 Infrastructure	16
3.0 ADMINISTRATIVE PROVISIONS	17

APPENDICES

- Appendix "A": Location Plan
- Appendix "B": Mountview Approved Plan
- Appendix "C": Neighbourhood Analysis

1.0 INTRODUCTION

1.1 Purpose of the Neighbourhood Plan

Chedoke Health Corporation, the Owners of the lands surrounding Chedoke Hospital, have determined that a portion of the lands are not required for the long term needs of the hospital. It is the intent and purpose of the Chedoke Health Corporation to further the health needs of the Community.

The undeveloped lands are within the Mountview Neighbourhood of the City of Hamilton. A Mountview Approved Plan has been completed for this area. This is in the form of a map and identifies the hospital and surrounding lands within the Civic and Institutional land use designation.

It is now necessary to determine the future land uses in the form of a Neighbourhood Policies Plan and document. This will be achieved by amending the Mountview Approved Plan and by establishing associated planning policies to guide future development of the Chedoke Health Corporation property.

1.2 Background Information

The City of Hamilton, through the guidance of the Official Plan, prepared Neighbourhood Plans for the 137 neighbourhoods within the City limits. Mountview is a neighbourhood which is presently underdeveloped.

1.3 Neighbourhood Planning Process

The Planning process in underdeveloped neighbourhoods involves three steps.

- Step 1 involves collection of population statistics, land use, general policies, existing controls, community services and the analysis of constraints and opportunities which are then summarized in the Background Information Report. This Report, completed by May, Pirie & Associates Limited in February 1991, is the basic tool from which the proposed plan is developed.

- Step 2 is the formulation of the graphic and written policies which will aid in guiding future development. These policies are based on neighbourhood planning principles. The Neighbourhood Plan outlines the general goals and the objectives, policies and actions for the various land uses and related topics within the neighbourhood.
- Step 3 entails setting up a public meeting to discuss the details of the proposed Plan. Citizens affected are invited to make comments concerning the Plan and submit them to the Planning Department.

Appropriate revisions are made to the Plan before it is presented to the Planning and Development Committee. Once the Committee has reviewed it, then the final map and policies are presented to the City Council for adoption. Official Plan amendments and zoning changes may be considered at the time of adoption, or at a later date.

1.4 Description of the Study Area

The Study Area is located within the Mountview Neighbourhood, in the north-west corner of the Hamilton Mountain. This Neighbourhood is bounded by Mohawk Road to the south, the Escarpment to the north, the Town of Ancaster to the west and to the east by that portion of Sanatorium Road which runs north - south. The lands are generally centred within the Mountview Neighbourhood. The area of land totals approximately 82 acres, which is about 22 per cent of the total Mountview Neighbourhood lands.

Presently, the Mountview Approved Plan establishes a boundary along the north-south portion of Sanatorium Road. This boundary bisects the existing hospital operation. Approximately 29 acres of property also owned by Chedoke Health Corporation is located within the abutting Westcliffe West Neighbourhood.

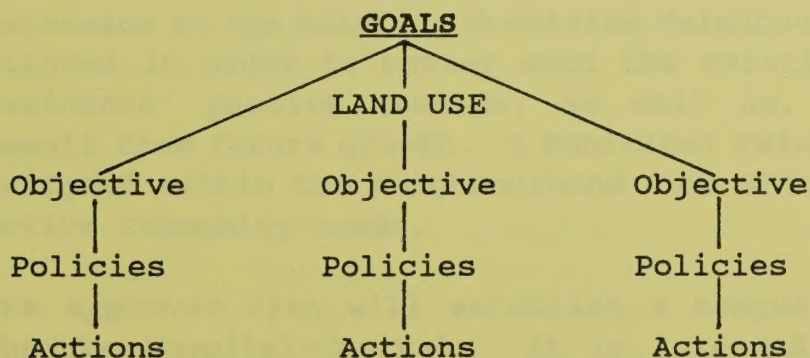
Appendix "A", Location Plan, provides a symbolic representation of the general perimeters of the area subject to this Plan. The Neighbourhood Plan, Appendix "B", shows all of the Chedoke Health Corporation's property holdings within both of the Neighbourhoods.

2.0 THE NEIGHBOURHOOD PLAN

The Mountview Neighbourhood Plan is a guide to the future development for the vacant lands. The Plan is an extension and elaboration of policies which exist in the City of Hamilton Official Plan.

The Plan includes:

1. A diagrammatic representation of the street pattern and land use locations;
2. a set of written policies ranging from the broad to the more specific. (Refer to figure below.)



The Goals represent the broad overall aims for the Neighbourhood. The Objectives are more specific, focusing on the aims for each Land Use. The Policies are the governing principles through which the Objectives may be achieved. Finally, the Actions refer to particular initiatives which the City and/or other agencies must undertake to implement the established Objectives and Policies.

2.1 Goals

There are five major goals which the City will strive for in the further development of the Mountview Neighbourhood.

1. It is intended that the new development planned for in the Mountview Approved Plan will be compatibly integrated with the development which presently exists within the Neighbourhood and surrounding areas.
2. The Approved Plan is designed to provide a diversity of residential housing densities and forms in order to meet the growing demands for a wider range of housing needs.
3. It is intended that the Approved Plan create a Neighbourhood Core which is designed to provide uses from Civic and Institutional to Park and Recreational. It is intended that the Neighbourhood Core be developed to serve the needs of those in a range of age groups.
4. The Approved Plan provides for recreational requirements on both a Neighbourhood and Community scale. An extension to the existing Mountview Neighbourhood Park is planned in order to better meet the existing Mountview residents' passive demands, as well as, those which result from future growth. A Municipal Twin Pad Arena is designed within the Neighbourhood Core which will serve active Community needs.
5. The Approved Plan will establish a campus setting for Chedoke Hospital-Central. It is intended that future hospital development will be supplied with a sufficient land resource which provides adequate flexibility for future expansion requirements.

These goals are inter-related and are the basis from which the following objectives, policies and actions are derived.

2.2 Objectives, Policies and Actions

2.2.1 Residential

Objective 1:

The Mountview Neighbourhood will have a desirable range of residential densities. The lowest density intended for single and doubles, designed to a maximum of 10 units per acre, is to be located adjacent to the existing single detached residential development. The second tier of development in the Neighbourhood is planned for attached housing. This housing form will provide an average density of 15 units per acre and will be restricted to a height of three (3) storeys. The second residential tier, attached housing, is intended to serve as a transitional area between the lowest density (single and doubles) and the third tier of medium density apartment housing. The medium density apartment block has frontage along the collector road, Chedmac Drive, and is located adjacent to the planned Park and Recreational extension. Medium density apartments are to be designed at an maximum density of 60 units per acre with a height limitation of eight (8) storeys.

Policies:

- i) The lowest density (singles and doubles) will be located adjacent to the existing single detached homes in the north-western section of the Neighbourhood, as well as along the frontage of Magnolia Drive. Larger single lots sizes will be encouraged to abut the lots along San Pedro Drive.
- ii) Attached housing will be located adjacent to the planned low density area along Magnolia Drive. This acts as an extension to an similarly developed block located at Mohawk Road and Magnolia Drive.

- iii) Medium density apartment development, the third tier, will be located adjacent to the planned Park and Recreational extension and with frontage along Chedmac Drive. Given the limited frontage of the medium density apartment block along Chedmac Drive, development will be encouraged by means of private internal roadways.

Actions:

- i) The location of the proposed densities will be affirmed at the time of approval of the Neighbourhood Plan.
- ii) The details of the medium density apartment and attached housing developments will be subject to Site Plan Control. Details will include access location, unit placement, etc.

Objective 2:

The design of the Mountview Neighbourhood Plan will allow for a mixture of housing densities and forms in order to provide a range of residential units to satisfy all types of housing needs.

Policies:

- i) The density variety will promote attached housing, apartments and other forms of multiple family housing.
- ii) Developers will be encouraged to provide a variety of housing types targeted for all income and age groups.
- iii) The City will encourage the establishment of subsidized housing within the Neighbourhood.

Actions:

- i) The City will support development proposals which offer a variety of innovative housing types for different income and age groups.
- ii) The location of the proposed densities will be affirmed at the time of approval of the Neighbourhood Plan.
- iii) The City should endeavour to promote subsidized housing by encouraging organizations to make use of available Government programs.

Objective 3:

Future residential development should be compatible with existing residential areas within Mountview and adjacent Neighbourhoods.

Policy:

- i) In order to reduce the impact of the new residential development, the proposed densities will be planned in a tiered pattern. The lowest density will be located adjacent to existing single detached development. Progressing inwards, the densities will increase in an orderly manner.

Action:

- i) The planning process (i.e. zoning, site plan control and subdivision agreements) will help to ensure that new developments are compatible with existing development.

2.2.2 Civic and Institutional

Objectives:

The Approved Plan will establish a Neighbourhood Core focusing on the Civic and Institutional facilities within the Mountview Neighbourhood. Specifically, this refers to Chedoke Hospital-Central.

It is also the purpose of the Civic and Institutional designation to recognize other land uses which are associated with Chedoke Hospital. These include the Chedoke Hospital-North and South areas, as identified on the Mountview Approved Plan, Appendix "B". It is intended that these areas be recognized, both in regard to existing use and, where applicable, potential future expansion.

a) Chedoke Hospital-Central

Policies:

- i) Adequate lands are to be provided for potential future expansion of Chedoke Hospital-Central.
- ii) Consideration may be given to re-designing Chedoke Hospital-Central to focus on an internal private road. A main spine may be created from the north-south portion of Sanatorium Road, which presently bisects the Central Hospital operation. It is intended that this portion of Sanatorium Road could be considered for possible re-designation from a Public Road to a Private Road. The northern point of Sanatorium Road will have to be re-oriented to intersect with Chedmac Drive. A further internal private road could be connected from the shared Arena-Hospital entrance to intersect with the north-south portion of Sanatorium Road.

- iii) A number of utilities and municipal services are located within this north-south section of Sanatorium Road. Should this portion of the roadway become private, the responsibility of these items will remain with the appropriate agencies. Therefore, it will be necessary to create easements within the private roadway on behalf of the appropriate agencies.
- iv) It is intended that vehicular access to the Chedoke Hospital-Central be via three controlled points, two along Chedmac Drive and the main entrance point at Rice Avenue.
- v) The Mountview Approved Plan provides for the development of an Aquatic Centre within the Neighbourhood Core. It is intended that this facility will be available both to the Hamilton Community and, Chedoke-McMaster Hospital. If the development of the Aquatic Centre does not occur, the lands will become inventory for Chedoke Hospital-Central.
- vi) Chedoke Health Corporation presently leases the area known as Holbrook Park to the City of Hamilton for park purposes. The Master Plan for Chedoke Hospital may determine that given future needs, this area may be subject to redevelopment for Hospital use.

Actions:

- i) The land area for Chedoke Hospital-Central will be as per the Approved Plan.
- ii) The preparation of an updated Master Plan to determine land use need and design for Chedoke Hospital will be the responsibility of the Hospital.

- iii) Negotiations should be initiated with the Engineering Department regarding the possible re-designation of that portion of Sanatorium Road which bisects hospital property.
- iv) With respect to the municipal servicing and utilities located within the north-south portion of Sanatorium Road, easements may be established on behalf of each of the appropriate agencies, where necessary.
- v) Access point design of the internal road with public roads will be subject to approval by the appropriate authorities.

b) Chedoke Hospital-South

i) Idlewyld Women's Home

Chedoke Health Corporation and Idlewyld Women's Home participate in a long term lease for this property. It is intended that this civic and institutional use shall continue. There are presently vacant lands along the intersection of Rice Avenue and Sanatorium Road that may be considered for infill development provided the servicing issues (i.e. storm drainage) are addressed.

ii) Mohawk Hospital Services, Inc. (Laundry)

Associated with the hospital is the Laundry which is operated by Mohawk Hospital Services, Inc., identified within Chedoke Hospital-South area. This operation provides an essential hospital service. It is intended to recognize the land use within the Mountview Neighbourhood Policies and Plan.

c) Chedoke Hospital-North

Chedoke Hospital-North presently operates a number of health care programs in the existing buildings such as a Staff Day Care. It is intended that these uses will continue. Chedoke Hospital-North lands are located within both the Mountview and Westcliffe West Neighbourhoods. Further, these lands are under the planning jurisdiction of the Niagara Escarpment Plan. If redevelopment of these lands or a portion thereof, is considered, it will be necessary to complete a further amendment at that time, with both the City of Hamilton and Niagara Escarpment Commission.

2.2.3 **Park and Recreational**

Objectives:

An important component of the Mountview Approved Plan are the Park and Recreational land uses. It is intended that the existing Mountview Park will be extended in order to provide the Neighbourhood with sufficient passive recreational land supply. Further, as part of the Neighbourhood Core, a municipal Twin Pad Arena will be developed which serves active recreational needs on both a Neighbourhood and Community scale.

a) Mountview Neighbourhood Park

Objective:

The existing Mountview Neighbourhood Park will be expanded in order to meet the passive recreational needs of both existing and future residents.

Policies:

- i) The Park extension will be located adjacent to the existing Mountview Park and School facilities in order to create a comprehensive inventory of land for passive recreational activities.
- ii) The Park extension will have frontage onto the collector roads, Chedmac and Magnolia Drives. The Park extension will be developed with access to these roads in order to develop a link between the existing school facilities, the Twin Pad Arena, and Chedoke Hospital-Central.

Actions:

- i) If there is a joint school/park agreement between the City and the Boards of Education, the design of the park and schools' sites should be a joint effort between the Owners.
- ii) The existing residents of the Mountview Neighbourhood should be approached to ensure that their needs are incorporated into the Neighbourhood Park design.
- iii) The Park extension should be developed as shown on the Approved Plan.

b) Twin Pad Arena

Policy:

- i) The Twin Pad Arena is intended to function within the Neighbourhood Core and will serve the recreational needs at a Community scale.

Actions:

- i) The location of the Twin Pad Arena will be as shown on the Mountview Approved Plan.
- ii) The City of Hamilton Culture and Recreation Department will be responsible for the day-to-day operation of the municipal facility.
- iii) The City will examine from time to time the traffic from the Arena and, if determined necessary, provide traffic signs or, if warranted, traffic signals, to ensure that conflicts are not created for existing and future residential or hospital traffic.

2.2.4 Transportation

a) Road System

Objective:

It is intended that Chedmac Drive be extended and constructed as the main Collector Road. This will provide a central road which is designed for the safety and the convenience of the people it serves.

Policies:

- i) The existing Chedmac Drive will be extended and constructed as shown on the Mountview Approved Plan. Chedmac Drive will act as the Neighbourhood Collector for future residential development, as well as traffic from the Arena and Hospital.

- ii) The existing intersection of Rice Avenue and Sanatorium Road will be redesigned to accommodate the reconstruction of Chedmac Drive.
- iii) The newly constructed Chedmac Drive will be designed to intersect with Scenic Drive at a safe orientation.
- iv) The existing intersection of Sanatorium Road and Scenic Drive will be relocated to intersect with Chedmac Drive.
- v) The north-south portion of Sanatorium Road which bisects Chedoke Hospital-Central may become a private internal roadway for Hospital use. Vehicular access to Chedoke Hospital-Central may then be controlled at three points, two along Chedmac Drive and a main entrance at Rice Avenue.
- vi) Vehicular access points for residential block development(s) south of the Park extension will be located and designed to ensure safe sight-lines from the development, as well as from Chedmac Drive.
- vii) No roadway access (either private or public) will be permitted to Magnolia Drive from developments within the Neighbourhood.
- ix) The existing road allowances of Miller and Beamis Avenues will not extended for access to the undeveloped lands.
- x) Traffic lights should be installed when warranted, at the intersection of the roads bounding or within the Neighbourhood and additional lights will be installed, when warranted, at stub and collector intersections.

Actions:

- i) One of the criteria for development approval is that the proposed street system(s) be designed similar to the road pattern approved in the Neighbourhood Plan.
- ii) The City will endorse an internal road system for the Neighbourhood which minimizes the street length, the number of stops, and does not create through traffic.

b) Pedestrian/Bicycle Paths and Public Transit

Objective:

Pedestrian/bicycle paths on public lands and public transit will be promoted by the City.

Policies:

- i) Public transit routes will serve as many people as possible by locating bus stops in convenient and accessible areas.
- ii) Given the re-orientation of traffic to Chedmac Drive, the Hamilton Street Railway (HSR) will re-examine transit routes within the Neighbourhood.
- iii) Bicycle/pedestrian paths which connect the park, schools, commercial areas, and the Neighbourhood Core, should be incorporated into an overall City design.
- iv) The City should assess the need for constructing sidewalks, if bicycle and/or pedestrian paths are provided.

Actions:

- i) The City will encourage the development of bicycle/pedestrian paths through the process of subdivision and site plan control.
- ii) The City will encourage the Hamilton Street Railway (HSR) to provide shelters and/or benches at most bus stops.

2.2.5 Infrastructure

Objective:

All development within the Mountview Neighbourhood will be provided with full municipal services.

Policies:

- i) An existing trunk sanitary sewer is located on the north side of Chedmac Drive and runs by easement in an east-west direction across the undeveloped lands. All areas south of this trunk sanitary sewer and a small area to the north will discharge into this trunk sanitary sewer. The areas to the north of the trunk sanitary sewer will outfall into three existing sanitary sewers along Beamis and Miller Avenues as well as Scenic Drive.
- ii) The sanitary sewers shall be laid out in a preliminary form following, where possible, the road layout.
- iii) The storm sewers shall also be laid out in a preliminary form following, where possible, the proposed road layout. The storm sewer shall follow the same general guidelines as the sanitary sewer, since dual trench installation shall be used, where possible.

- iv) The internal watermain distribution network shall be designed in accordance with the requirements and standards of the Region of Hamilton-Wentworth to ensure that the necessary flows and pressures are available as development proceeds.

Actions:

- i) Development of any portion of the lands will require final servicing approval by the City of Hamilton and the Regional Municipality of Hamilton-Wentworth.
- ii) Where necessary, easements will be established to ensure proper servicing for all development.

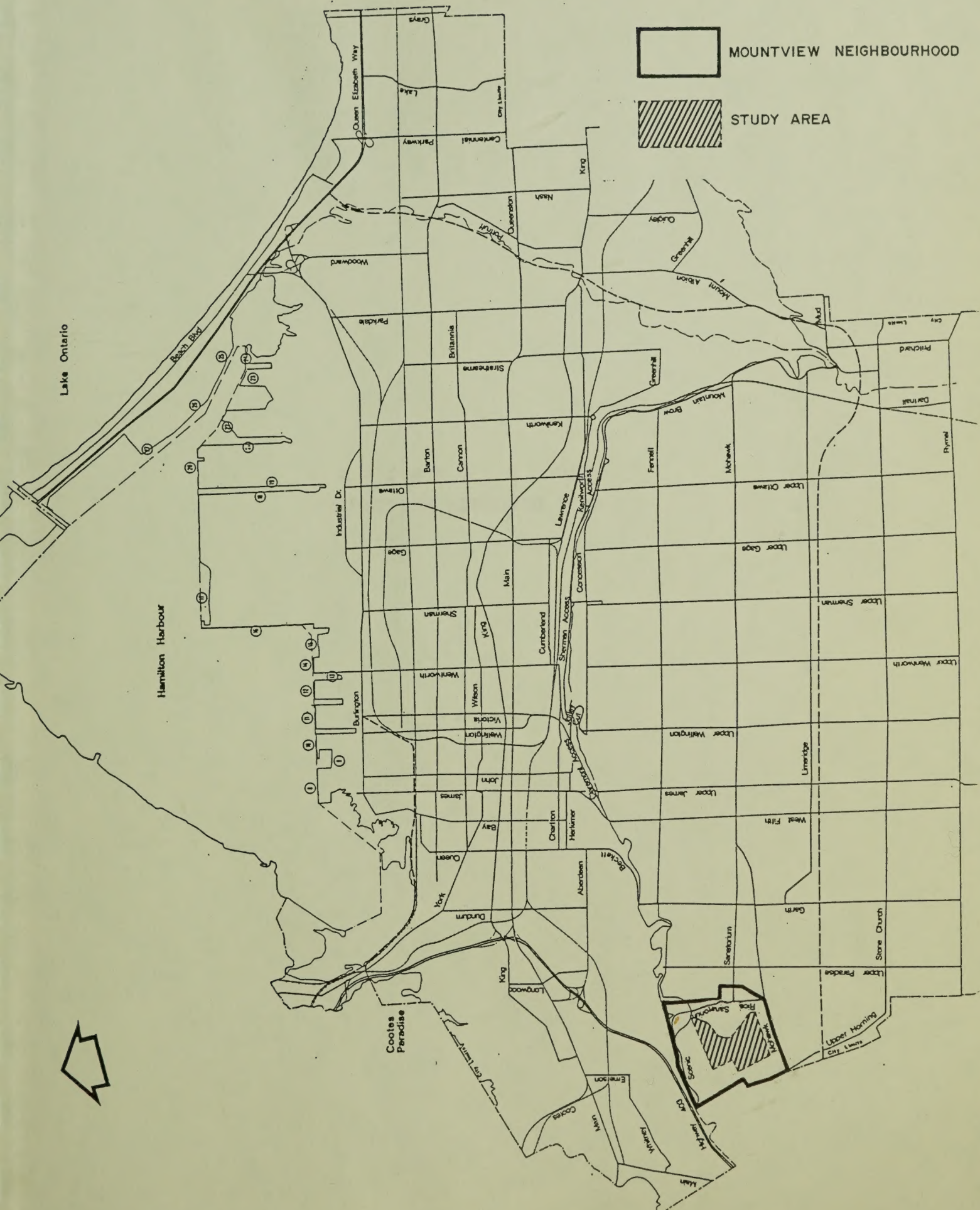
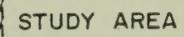
3.0 ADMINISTRATIVE PROVISIONS

The Neighbourhood Plan is a policy of City Council but is not incorporated into the Official Plan. The Plan is not intended to be rigid. It is expected that there will be changes from time to time in response to new circumstances. However, changes should reflect the general Goals of the Plan. Very minor alterations in land use and boundaries will not need a Plan amendment. Other changes will need Council approval and full participation of those affected.

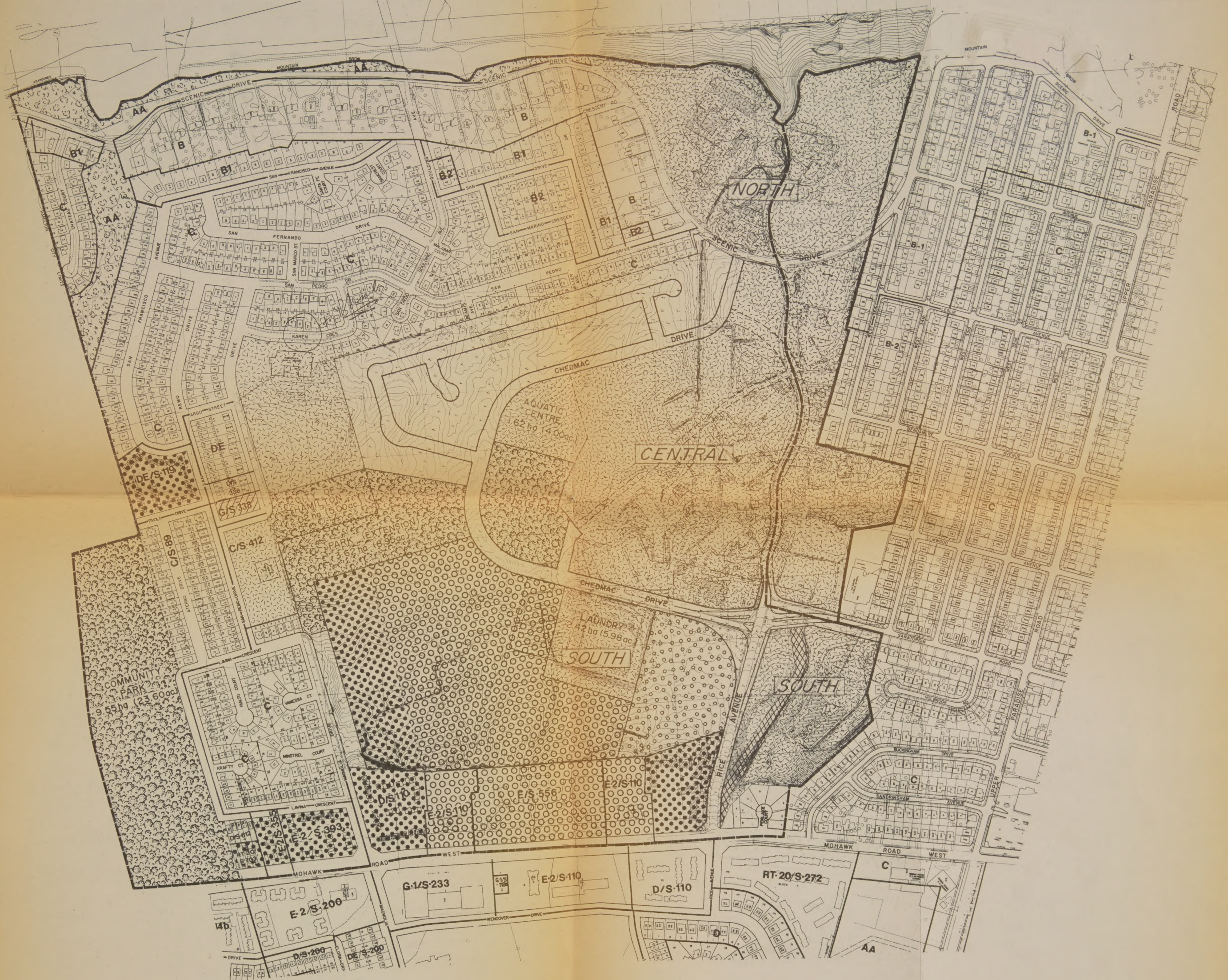
An Official Plan Amendment is required to redesignate a portion of the lands from Institutional to Residential. It will also be necessary to expand the existing Open Space designation to include the lands of the Park and Recreational land uses. The reduced Institutional designation will include the entire Hospital property as well as the Idlewyld Nursing Home and the laundry, Mohawk Hospital Services, Inc.

A P P E N D I X "A"
LOCATION PLAN

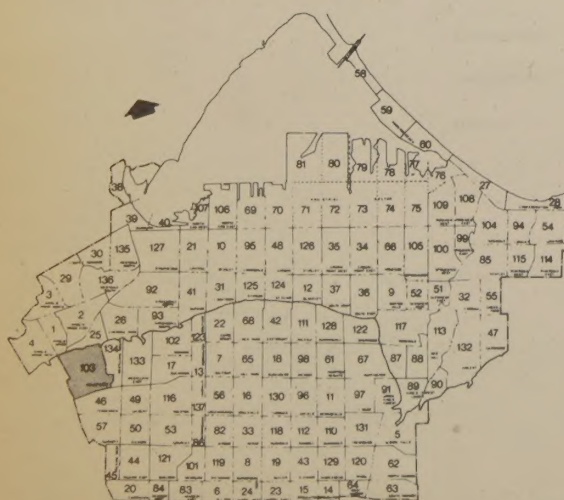
MOUNTVIEW NEIGHBOURHOOD



A P P E N D I X "B"
MOUNTVIEW APPROVED PLAN



City of Hamilton
Neighbourhood Location



1988 POPULATION 4008

Land Use

Residential

- Single and Double
- Attached Housing
- Low Density Apartments
- Medium Density Apartments
- High Density Apartments
- Commercial and Apartments

Non-Residential

- Commercial
- Industrial
- Civic and Institutional
- Park and Recreational
- Open Space
- Utilities

- Neighbourhood Boundary
 - Zoning Boundary
 - Site Plan Control Boundary
- Latest Map Amendment

Approvals:
Planning Bd.
Council

DRAFT
MOUNTVIEW
APPROVED PLAN

Feet 100 0 200 400 600 800 1000 feet
metres 30 0 100 200 300 metres

A P P E N D I X "C"
NEIGHBOURHOOD ANALYSIS

MOUNTVIEW NEIGHBOURHOOD

NEIGHBOURHOOD ANALYSIS

LAND USE	AREA		%	dwelling units(du) 1	AVERAGE GROSS DENSITY		estimated population(p) 2	AVERAGE GROSS DENSITY	
	ha	ac.			du/ha	du/ac.		p/ha	p/ac.

EXISTING /COMMITTED									
Single Detached/Semi-Detached	54.49	134.64	45.5	650	11.9	4.8	2275	41.8	16.9
Attached housing	5.77	14.27	4.8	227	39.3	15.9	794	137.6	55.7
Apartments	5.56	13.74	4.6	640	115.1	46.6	1280	230.2	93.2
Presbyterian Residence	3.38	8.35	2.8	74	21.9	8.9	111	32.8	13.3
RESIDENTIAL SUB-TOTAL	69.20	170.99	57.7	1591	23.0	9.3	4460	64.4	26.1
Park/Open Space	15.36	37.95	12.8						
Commercial	0.38	0.94	0.3						
Schools	5.92	14.63	4.9						
Hospital (Central)	14.67	36.25	12.2						
Sanatorium (North)	6.48	16.01	5.4						
Idlewyld (South)	5.44	13.44	4.5						
Laundry Facilities (South)	2.42	5.98	2.0						
NON RESIDENTIAL SUB TOTAL	50.67	125.25	42.3	0			0		
TOTAL EXISTING	119.87	296.24	100.0	1591	13.3	5.4	4460	37.2	15.0

PROPOSED									
Single Detached	11.22	27.72	33.6	277	24.7	10.0	969	86.4	35.0
Attached Housing	3.29	8.13	9.9	121	36.8	15.0	423	128.6	52.0
Apartments	11.13	27.50	33.4	1650	148.2	60.0	3300	296.5	120.0
RESIDENTIAL SUB-TOTAL	25.64	63.35	76.9	2048	79.9	32.3	4692	183.0	74.1
Aquatic Centre	1.62	4.00	4.9						
Arena	2.49	6.15	7.4						
Park	3.62	8.94	10.8						
NON RESIDENTIAL SUB-TOTAL	7.73	19.09	23.1	0			0		
TOTAL PROPOSED	33.37	82.44	100.0	2048	61.4	24.8	4692	1406	56.9

DESIGN PLAN									
Single Detached/Semi-Detached	65.71	162.36	42.9	927	14.1	5.7	3244	49.4	20.0
Attached housing	9.06	22.40	5.9	348	38.4	15.5	1217	134.3	54.3
Apartments	16.69	41.24	10.9	2290	137.2	55.5	4580	274.4	111.1
Presbyterian Residence	3.38	8.35	2.2	74	21.9	8.9	111	32.8	13.3
RESIDENTIAL SUB-TOTAL	94.84	234.35	61.9	3639	36.4	15.5	9152	95.5	39.0
Park/Open Space	18.98	46.89	12.4						
Commercial	0.38	0.94	0.2						
Schools	5.92	14.63	3.9						
Hospital (Central)	14.67	36.25	9.6						
Sanatorium (North)	6.48	16.01	4.2						
Idlewyld (South)	5.44	13.44	3.5						
Laundry Facilities (South)	2.42	5.98	1.6						
Aquatic Centre	1.62	4.00	1.1						
Arena	2.49	6.15	1.6						
NON RESIDENTIAL SUB TOTAL	58.40	144.29	38.1	0			0		
TOTAL DESIGN PLAN	153.24	378.64	100.0	3639	23.7	9.6	9152	59.7	24.2

NOTES:

1. NUMBER OF DWELLING UNITS (d.u.) FOR EXISTING DEVELOPMENT BASED ON UNIT COUNT, FOR PROPOSED DEVELOPMENT, NUMBERS DERIVED BASED UPON ASSUMED DENSITIES OF:

SINGLE DETACHED 10 du/ac.
 ATTACHED HOUSING 15 du/ac.
 APARTMENTS 60 du/ac.

2. POPULATION ESTIMATED ON ASSUMED DENSITIES OF:

SINGLE DETACHED 3.5 persons/du
 ATTACHED HOUSING 3.5 persons/du
 APARTMENTS 2.0 persons/du
 PRESBYTERIAN RESIDENCE 1.5 persons/du

HAMILTON PUBLIC LIBRARY



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